

PREMIER MIXED-USE MIXED USE-INDUSTRIAL CHESTNUT PROPERTY - 8.35 ACRES

8.35 Acres | Loveland Madeira Road | Cincinnati, OH 45140



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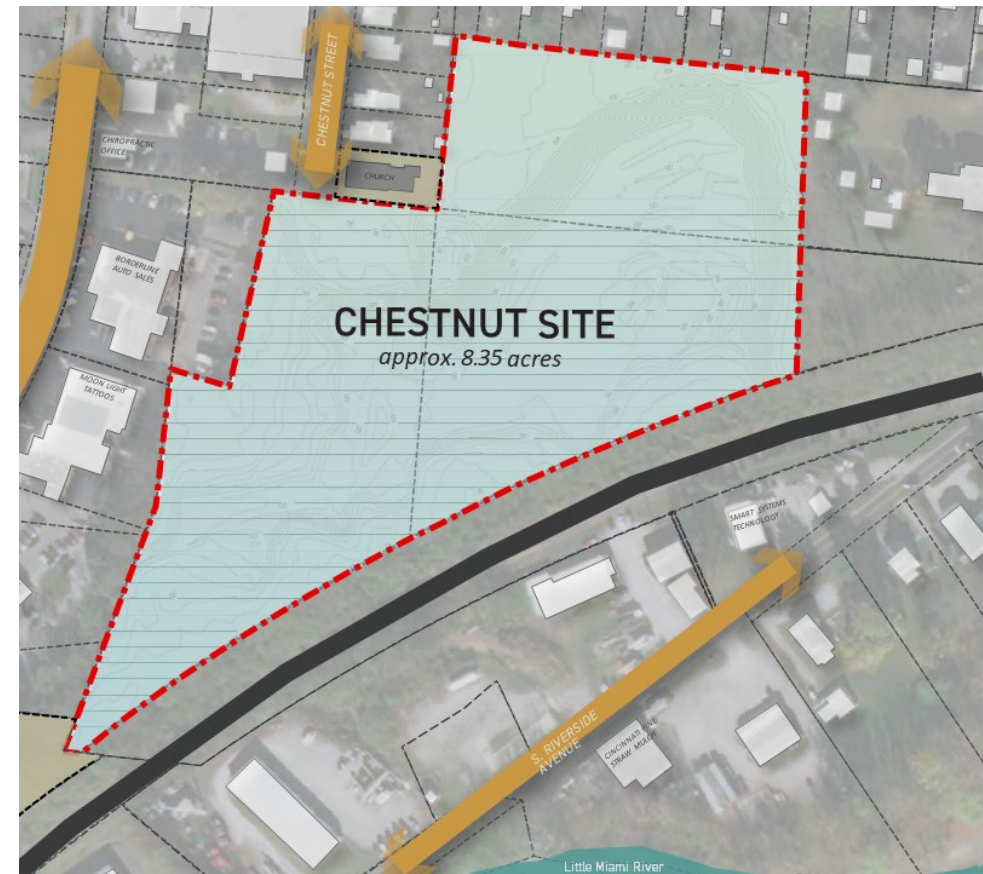
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PRIME REDEVELOPMENT SITE

- 8.35 acres of vacant land positioned between Loveland-Madeira Road and South Riverside Avenue
- Zoned for Mixed Use-Industrial, allowing flexibility for retail, office, entertainment, flex/industrial, and co-working uses
- Located within the Loveland-Madeira Corridor, adjacent to the new roundabout and infrastructure investments

INFRASTRUCTURE ADVANTAGES

- Part of the City's \$12.9M publicly funded infrastructure investment, including:
 - New connector road
 - Roundabout at Loveland-Madeira and Valley View
 - Environmental remediation and development readiness



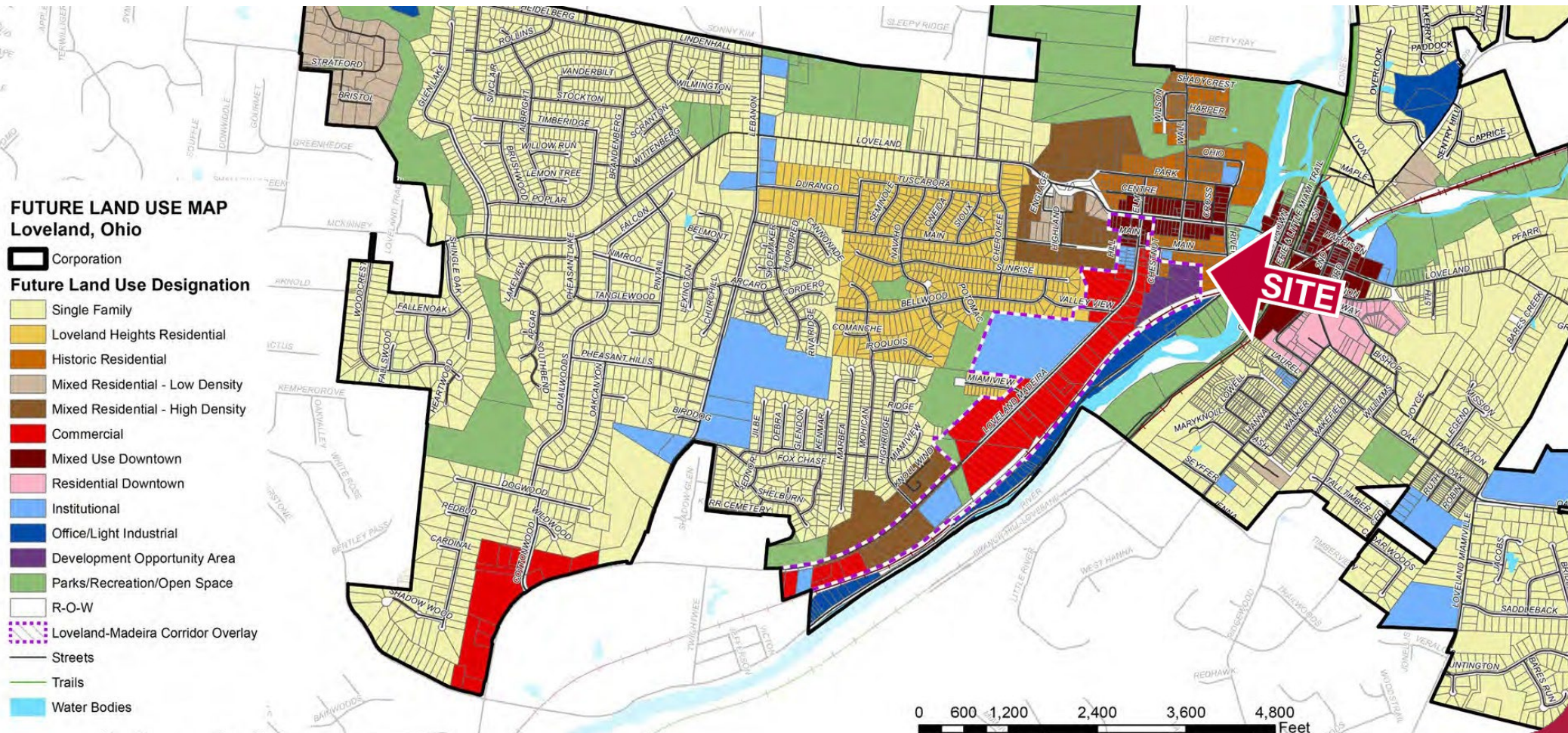
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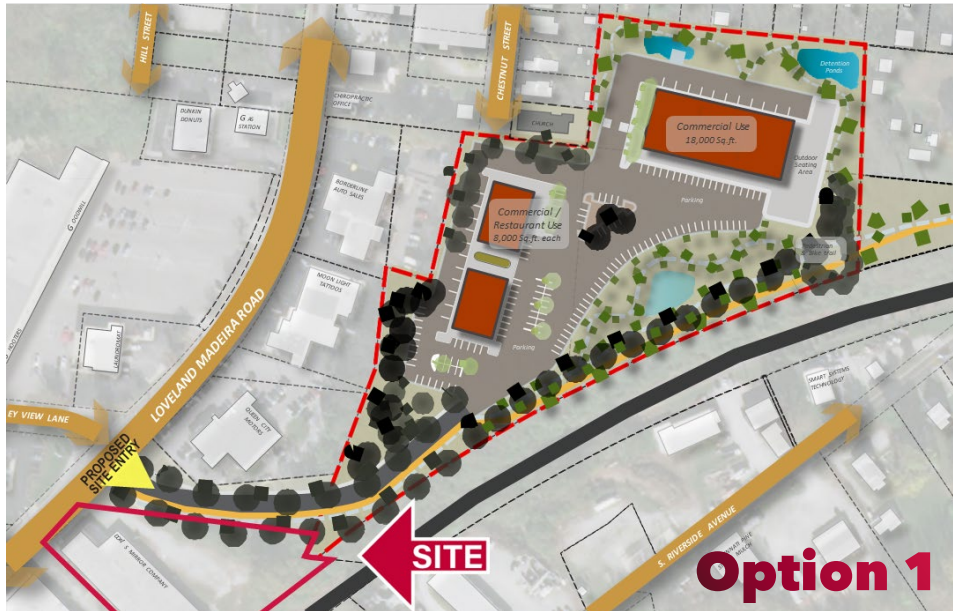
Development Opportunity Area – Areas within the city that are key areas for new development. This plan highlights the Chestnut Property as a key site. Specific, in-depth recommendations are included for redevelopment of this area. Additional development opportunity areas may be identified in the future.



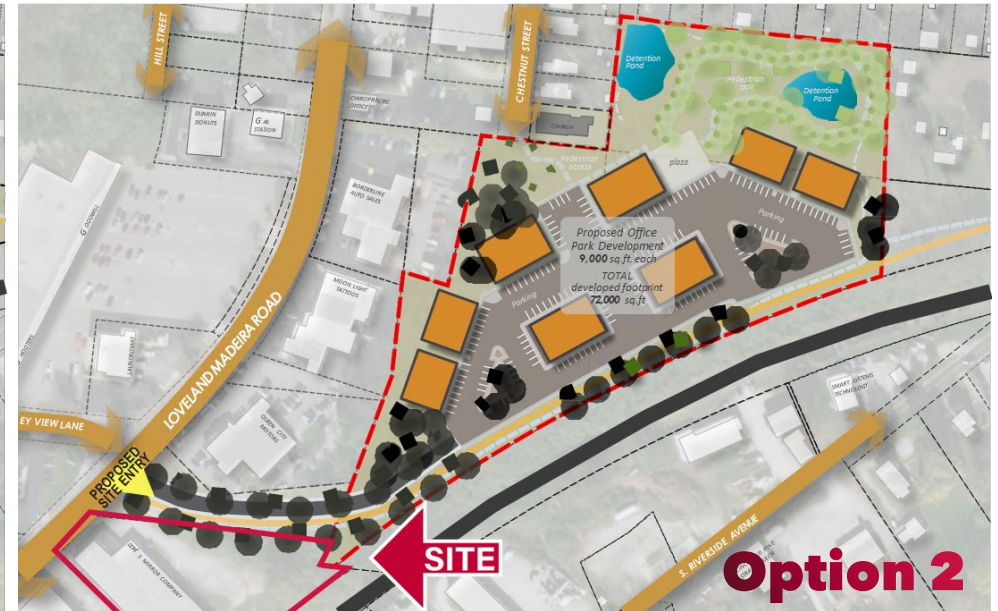
Loveland-Madeira Overlay – Represents the zoning designation where additional design and development standards apply to new and redevelopment projects. The overlay establishes heightened building design standards, landscaping and screening requirements, building location, and similar standards in order to achieve an enhanced look for this corridor.



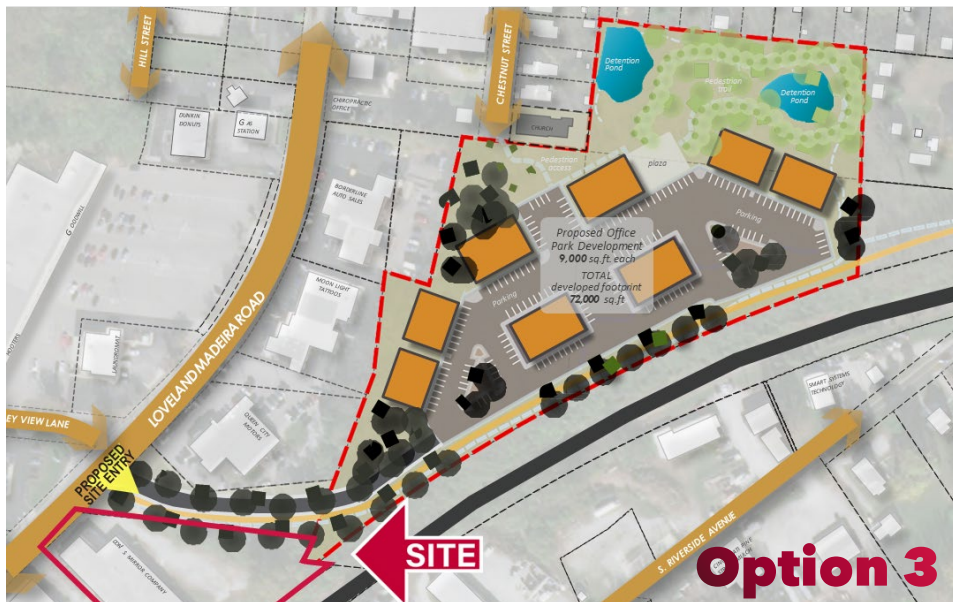
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Option 1



Option 2



Option 3

Option 1 – Commercial/ Retail: Development of small-scale commercial and retail activity that includes outdoor dining options.

Option 2 – Office Park: This option offers a total built footprint of 72,000 sq. ft.

Option 3 – Flex Office/ Industrial: Developments combine office and warehousing infrastructure in one building. This option denotes a 35,000 sq. ft. flex structure, along with 10,500 sq. ft. of Multi-story Co-Working space.

AERIAL

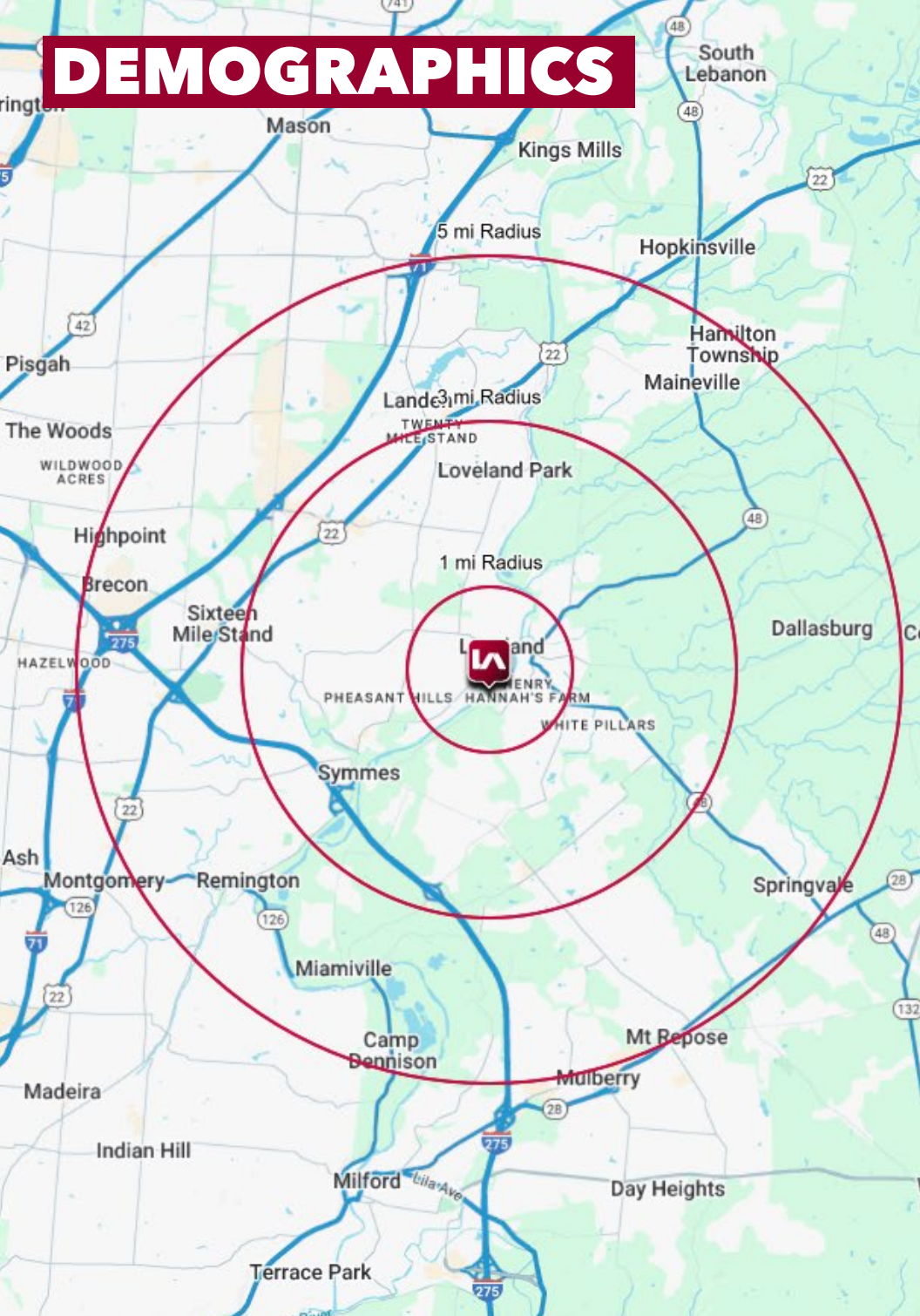


Downtown Loveland

Logos for local businesses and landmarks:

- RODI ITALIAN
- e+o KITCHEN
- Ramacy's
- Bishop's Quarter
- Tano
- Paxton's Grill
- Graeter's
- Teak
- Narrow Path BREWING CO.
- Cappy's
- Loveland Station 94 Units
- Hometown
- The Works Brick Oven Restaurant

DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2025 Estimated Population	6,999	46,629	109,825
2030 Projected Population	6,859	46,500	109,548
2020 Census Population	7,063	46,443	108,421
2010 Census Population	6,617	43,365	100,131
Projected Annual Growth 2025 to 2030	-0.4%	-	-
Historical Annual Growth 2010 to 2025	0.4%	0.5%	0.6%
HOUSEHOLDS			
2025 Estimated Households	2,765	18,102	42,607
2030 Projected Households	2,732	18,306	43,207
2020 Census Households	2,722	17,723	41,388
2010 Census Households	2,464	16,328	37,811
Projected Annual Growth 2025 to 2030	-0.2%	0.2%	0.3%
Historical Annual Growth 2010 to 2025	0.8%	0.7%	0.8%
AGE			
2025 Est. Population Under 10 Years	13.0%	12.2%	12.4%
2025 Est. Population 10 to 19 Years	14.7%	14.2%	13.6%
2025 Est. Population 20 to 29 Years	11.3%	10.0%	9.9%
2025 Est. Population 30 to 44 Years	21.6%	19.9%	20.5%
2025 Est. Population 45 to 59 Years	19.8%	19.9%	19.3%
2025 Est. Population 60 to 74 Years	14.1%	16.9%	17.3%
2025 Est. Population 75 Years or Over	5.5%	6.9%	7.1%
2025 Est. Median Age	36.8	39.8	40.1
MARITAL STATUS & GENDER			
2025 Est. Male Population	48.7%	49.7%	49.8%
2025 Est. Female Population	51.3%	50.3%	50.2%
2025 Est. Never Married	33.2%	24.3%	23.1%
2025 Est. Now Married	50.3%	60.8%	60.6%
2025 Est. Separated or Divorced	12.8%	10.6%	11.6%
2025 Est. Widowed	3.8%	4.3%	4.7%
INCOME			
2025 Est. HH Income \$200,000 or More	17.7%	26.8%	24.6%
2025 Est. HH Income \$150,000 to \$199,999	8.1%	13.5%	13.1%
2025 Est. HH Income \$100,000 to \$149,999	17.4%	20.4%	20.8%
2025 Est. HH Income \$75,000 to \$99,999	12.0%	10.5%	12.0%
2025 Est. HH Income \$50,000 to \$74,999	23.7%	13.0%	13.2%
2025 Est. HH Income \$35,000 to \$49,999	7.5%	6.0%	6.4%
2025 Est. HH Income \$25,000 to \$34,999	4.0%	3.5%	3.6%
2025 Est. HH Income \$15,000 to \$24,999	2.1%	2.6%	2.8%
2025 Est. HH Income Under \$15,000	7.5%	3.6%	3.5%
2025 Est. Average Household Income	\$136,026	\$175,645	\$171,915
2025 Est. Median Household Income	\$96,672	\$134,461	\$127,277
2025 Est. Per Capita Income	\$53,737	\$68,231	\$66,759
2025 Est. Total Businesses	257	1,357	4,109
2025 Est. Total Employees	1,774	10,398	58,801